



### REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 701 N 19<sup>th</sup> Street Ft. Pierce, FL 34950

Parcel ID #: 240471400180007

Property Owner: OCEAN CREEK DEVELOPMENTS LLC

Mailing Address: 1455 CADES BAY AVE JUPITER FL 33458

Telephone #: 516-524-6868 Cell Phone #: \_\_\_\_\_

E-Mail Address: OCEANCREEKDEV@GMAIL.COM

Number of Applications: 3 4

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, LIAM EGAN, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I AM REQUESTING Lien reductions for property I purchased (701 N 19th St. Fort Pierce) Since my purchase in October 2022, we have cleared debris and fallen Landscaping and now have the lot maintained by a local landscaper (who cuts the grass and clears any new debris.) Our Appeal is to have the current lien amounts reduced. We are now the owners and will continue to take responsibility to keep the lot in good condition. The liens were from previous "TAX Deed Company" who did not take care of the property.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3-13-23

<b>FOR OFFICE USE ONLY:</b>	RECEIVED DATE: <u>3/16/23</u>
OWNERSHIP INFORMATION:	<u>mmmaiz</u>
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>3</u>
	<input checked="" type="checkbox"/> Demolition lien # <u>1</u>
REQUEST TYPE:	
<input checked="" type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

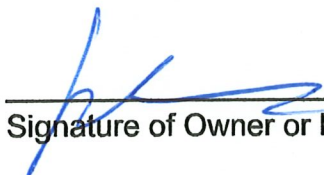


**REDUCTION OF LIEN APPLICATION**

A separate application must be submitted for each lien type.  
When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023				
Property address:	701 N 19 <sup>th</sup> St				
Owner(s) of record:	OCEAN CREEK Developments LLC				
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458				
Property tax ID #:	2404-714-0018-000-7				
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. <sup>00</sup>		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	LIAM EGAN		Relationship to owner(s)		
Telephone #:	5165246868		E-Mail:	OCEANCREEKDEV@GMAIL.COM	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition	

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 2,281.98</u>	<u>\$ 2,281.98</u>
Administrative Fees	<u>\$ 1,300.00</u>	<u>\$ 650.00</u>
Interest	<u>\$ 2,545.17</u>	<u>\$ 1,272.59</u>
Penalties	<u>\$ 506.96</u>	<u>\$ 253.48</u>
<b>TOTAL AMOUNT</b>	<u><b>\$ 6,634.11</b></u>	<u><b>\$ 4,458.05</b></u>


3/13/23
LIAM EGAN  
 \_\_\_\_\_  
 Signature of Owner or Representative      Date      Printed Name



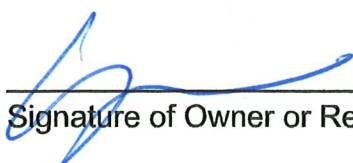
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Property tax ID #:	2404-714-0018-000-7			
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. <sup>00</sup>	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	LIAM EGAN		Relationship to owner(s)	
Telephone #:	516-524-6868		E-Mail:	
Type of Lien	<input type="checkbox"/> Code Enforcement		<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement <input type="checkbox"/> Demolition	

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ <u>179.20</u>	\$ <u>179.20</u>
Administrative Fees	\$ <u>200.00</u>	\$ <u>100.00</u>
Interest	\$ <u>338.88</u>	\$ <u>169.44</u>
Penalties	\$ <u>66.34</u>	\$ <u>33.17</u>
<b>TOTAL AMOUNT</b>	\$ <u>784.42</u>	\$ <u>481.81</u>


3-13-23
LIAM EGAN

Signature of Owner or Representative      Date      Printed Name



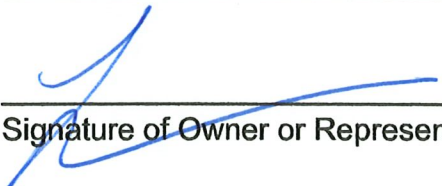
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Property address:	701 N 19 <sup>th</sup> St			
Owner(s) of record:	OCEAN Creek Developments LLC			
Mailing address:	1455 Cades Bay Ave Jupiter, FL 33458			
Property tax ID #:	2404-714-0018-000-7			
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. <sup>00</sup>	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Liam Egan		Relationship to owner(s)	
Telephone #:	516524-6868		E-Mail:	OCEANCREEKDEV@GMAIL.COM
Type of Lien	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input checked="" type="checkbox"/> Demolition	

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 3,955.00</u>	<u>\$ 3,955.00</u>
Administrative Fees	<u>\$ 100.00</u>	<u>\$ 50.00</u>
Interest	<u>\$ 4,623.84</u>	<u>\$ 2,311.92</u>
Penalties	<u>\$ 925.68</u>	<u>\$ 462.84</u>
<b>TOTAL AMOUNT</b>	<u><b>\$ 9,604.52</b></u>	<u><b>\$ 6,779.76</b></u>


3/13/23
LIAM EGAN

Signature of Owner or Representative      Date      Printed Name

**E-RECORDED**

simplifile

This Instrument Prepared by and Return to:  
Marc S. Teplitz, Esq.  
525 SW Camden Ave.  
Stuart, FL 34996  
Reference (1701 19<sup>th</sup> Street)

ID: Book 4948, Page 866

County: St. Lucie

Date: 2/08/23 Time: 12:00:57pm

**THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION FROM DEED PROVIDED BY GRANTOR.**

THIS QUIT-CLAIM DEED, executed this 2 day of FEBRUARY, 2023, by **FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company, whose post office address is 13611 Deering Bay Drive, Unit 104, Coral Gables, FL 33158, (herein "Grantor"), to **OCEAN CREEK DEVELOPMENTS, INC.**, a Florida corporation, whose post office address is 1455 Cades Bay Ave., Jupiter, FL 33458, (herein "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the rights, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18 and the West one-half of vacated alley adjacent to the West, WASHINGTON HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 46, Public Records of St. Lucie County, Florida

Parcel/Account ID# 2404-714-0018-000-7.


This is the same property described and conveyed to Grantee by that Tax Deed recorded in OR Book 4903, Page 1813, Public Records of St. Lucie County, Florida.

**SUBJECT TO** restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

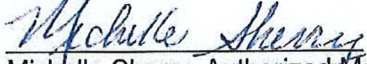
  
Witness signature

Print Name: ANTHONY FLORES

Witness signature 

Print Name: Loay Cardenas

**FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company

By:   
Michelle Sherry, Authorized Member

STATE OF FLORIDA )  
COUNTY OF Miami-Dade )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of February, 2023, by Michelle Sherry, authorized member of Florida Tax Deeds, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FDL as identification.

[Notary Seal]

Notary Signature: *Penny Levenson*  
Notary Public-State of Florida

Stamp/Print Name \_\_\_\_\_  
Stamp/Print /Commission Expiration \_\_\_\_\_

